



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board

Meeting Minutes

January 6, 2022

Call to Order:

Mr. Fountain opened the meeting of January 6, 2022, at 6:00 p. m. and informed the meeting is being recorded.

Planning Board Members Present (4):

Mr. Burke Fountain, Mr. Russell Driscoll, Mr. Matthew Andrade and Mr. Brian Oldfield

Absent: Mr. Christopher Gallagher

Also Present: Mr. Robert Iafrate, Building Commissioner/Planning

6:05 p. m. - Public Hearing – Special Permit for Estate Lots at Broadway:

Mr. Driscoll read the Public Hearing notice

Present were Frank Gallagher, P.E., Gallagher Engineering, Foxboro, MA, and applicant Shawn Cairns.

For location purposes, the lot is across the street from the Great American Pub on Broadway. The front lot, Lot A, has an existing building that was approved and constructed for storage and equipment. The rear lot, Lot B, is approximately 80,000 sq. ft. and meets the requirement for frontage. The requirement for the access road to Lot B would need to be 50 foot wide. Mr. Gallagher discussed the history of the lots before the Town's estate lot by-law came into effect. The new proposed lot line will change Lot A by approximately 1 foot and the lot would maintain the frontage required. The Board discussed a Confirmatory Deed. Each lot is owned by a different entity, but same owner. SKC Properties, LLC, owns Lot A, the existing lot with storage building, and Shamrock Realty, LLC, owns the rear parcel, Lot B.

Because the Board requires Form A Plan for any change to a lot line, Mr. Iafrate suggested the Board approve subject to the submittal of a Form A Plan.

Mr. Gallagher feels that the Form A Plan is not necessary. He would be able to overlay plans seeing that both properties are owned by the same person.

Mr. Fountain informed that the requirement for changes to a lot line require a Form A Plan and deed.

Mr. Gallagher proposed the option of Mr. Cairns deeding one parcel into the ownership of the other.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the Special Permit for Map 3, Lot 72, Broadway, as shown on a plan entitled Plan of Land in Raynham Massachusetts, Lots 3-71 and 3-72 Broadway, prepared for Shamrock Realty, LLC, by Gallagher Engineering, plan date

December 3, 2021, subject to the Board reviewing a deed for a portion of the driveway land and submittal of a Form A Plan to be approved by the Board showing the transfer of the small parcel of land on the driveway. Discussion: None. Vote: 4-0-0.

General Business & Correspondence:

- 1776 Broadway – Construction Cost Estimate

The project is for commercial flex use buildings, 22 units in total. Applicant/owner is looking to occupy the buildings. Because of the winter months, exterior work is not complete. Steve Ventresca, P.E., Nitsch Engineering, conducted a site visit and supplied the Board with a letter dated December 28, 2021, which listed items not complete. Mr. Ventresca suggested a bond of \$289,076, which would be consistent with what he feels is the amount of work necessary to complete the project as approved by the Board. Part of the site plan approval showed decorative façade on the road side of the buildings, and this item is not on the list from Nitsch Engineering. Mr. Iafrate suggested approving a temporary occupancy permit and reviewing again in six months.

Present via GoToMeeting.com and representing the applicant was Jamie Bissonnette, P. E., Zenith Consulting Engineers. He informed that the owner's intention is to complete the façade as proposed.

Mr. Iafrate suggested adding an amount to complete the façade to the bond amount.

Mr. Fountain informed that the Board would require an insurance bond in the amount of \$325,000 for a temporary occupancy permit for a total of six months.

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to acknowledge request from the owner for an occupancy permit at 1776 Broadway, as well as Nitsch Engineering construction cost estimate letter dated December 28, 2021. Applicant agreed to the additional façade work to be completed although not listed on the construction cost estimate. Applicant to post an insurance bond in the amount of \$325,000 for the receipt of a temporary occupancy permit for a time of six months. Discussion: None. Vote: 4-0-0.

- Correspondence: The Board received correspondence from the owner of 109 Bayberry Road expressing concerns with traffic flow due to new Bayberry Road extension. A request was made for the installation of speed bumps. Mr. Iafrate suggested forwarding the correspondence to the Raynham Highway Superintendent for his suggestions.
- Invoice/Bills Payable: Bills signed by the board.
- Old Business/New Business: No old or new Business to discuss.

Planning Coordinator Update - Mr. Iafrate:

- Suggested that a formal vote on the amended subdivision rules and regulations be placed on the next meeting agenda.
- The MassDOT/Rte. 138 Broadway reconstruction project has been awarded to J.H. Lynch. The equipment and materials to be used are to be deployed within the next month

or two. Road work to commence in March or April with a completion date of August 2025.

- Last week, the Zoning Board of Appeals opened a hearing to consider an administrative appeal by abutters of 1000 New State Highway of Mr. Iafrate's zoning opinion on the use of the property as a parking facility. The ZBA did not make a decision that night, rather they are allowing the Planning Board to make the decision as to whether it meets zoning. Zoning By-Law Business Use 4.2, Section D, states "no such use shall be permitted which would unreasonably be detrimental or unreasonably offensive or tend to reduce property values in the same or adjoining districts by reason of excessive dirt, odor, fumes, smoke, gas, sewerage, noise, refuse vibration, danger of explosion of fire." Within this section, there is no list of specific uses. Mr. Iafrate believes that based on the history of the site plan approval, it is the job of the Planning Board to decide whether the applicant crosses those boundaries. He informed that the Board expressed concerns with the previous owners for vehicles especially for noise and fumes. He believes that the same items may occur with a parking facility. The applicant would need to prove to the Board that none of the conditions outlined in Section D is broken.
- 1000 New State Highway may be on the January 20th agenda to discuss further.
- Mr. Ed Buckley, Raynham Highway Superintendent, expressed concerns with the paving of Partridge Lane. Mr. Ventresca is working with Mr. Buckley and the contractor.
- SRPEDD Update - *Mr. Matthew Andrade*:
 - Master Plan Committee meeting scheduled with SRPEDD on January 12, 2022.
- Plans to be signed: Sullivan/Sandy Hill Estate Lots:
 - Board members signed the plan as presented.

Adjournment:

Mr. Fountain asked for a motion to adjourn.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Oldfield to adjourn from the Raynham Planning Board meeting of January 6, 2022, at 6:40 p.m. with no business to be conducted afterwards. Vote: 4-0-0.

Respectfully submitted,


Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:

January 20, 2022 @ 6:00 p.m.